

SUPERB STUDIO/OFFICE SPACE TO LET



Unit 3, 38 Dewsbury Road, Ossett, WF5 9NQ



- 1,564 sq ft (145 sq m)
- Very well presented
- Open plan with private offices off
- Ideal creative/wellbeing space
- 5 car parking spaces
- Convenient for M1 Motorway

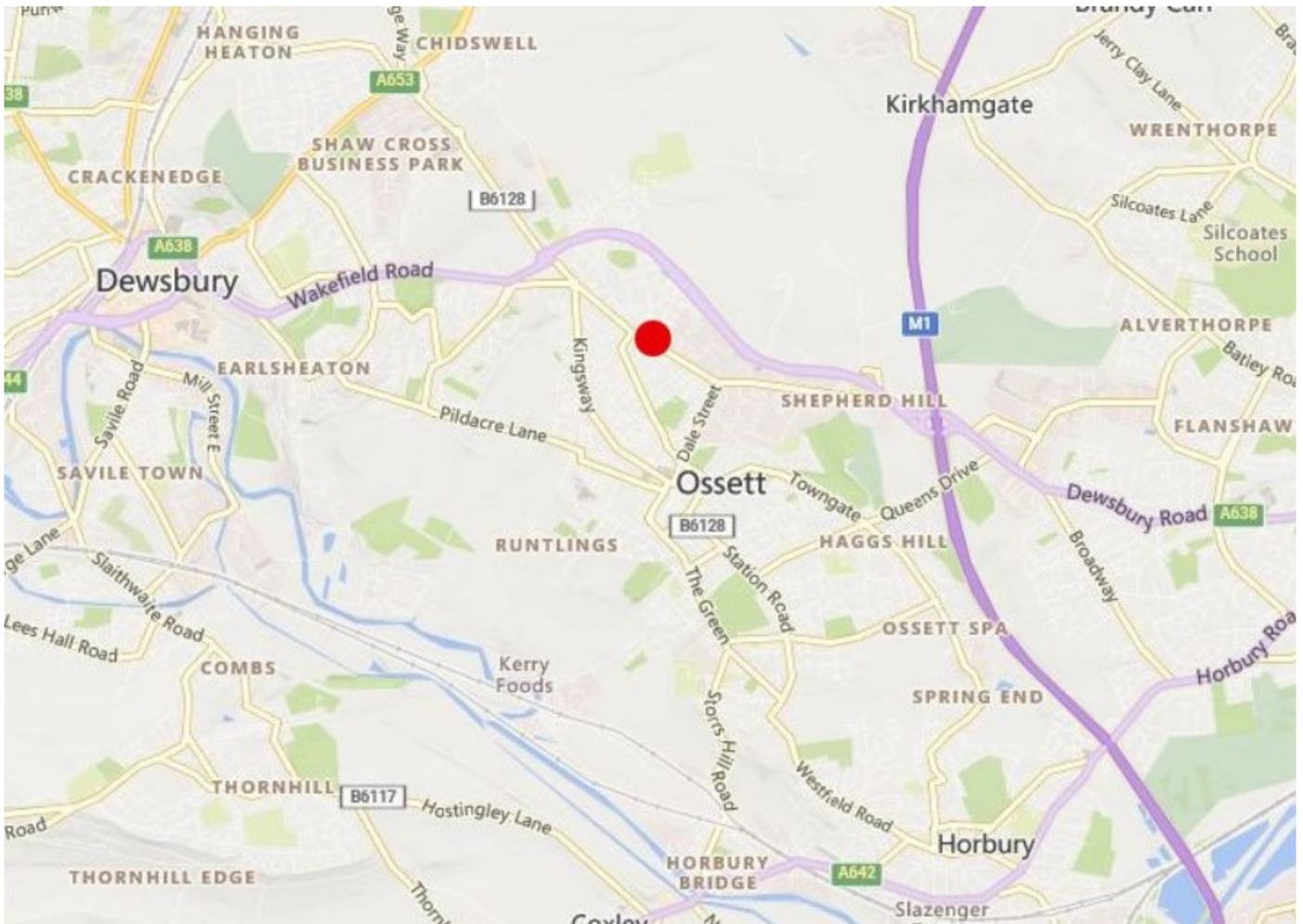
DESCRIPTION

This is a superb two storey detached property which is currently utilised as open plan office space benefiting from having ample natural light and a very pleasant work environment. The ground floor offers an open reception atrium area with Wc facilities off. Doors lead to a ground office/studio space with glass partitioned office.

The theme is continued on the first floor which is broadly open plan with a private office off. This space could lend itself to a variety of uses especially in the health and wellbeing sector subject to gaining the necessary planning consents.

LOCATION

The property is situated just off Dewsbury Road being convenient for Ossett town centre and less than two miles from Junction 40 of the M1 motorway, making this a very accessible location.



ACCOMMODATION

GF

Office - 26ft 10in x 25ft = 675 sq ft (includes kitchen)

Reception area - 13ft x 8ft = 104 sq ft

Includes Wc facilities

FF

General office - 25ft x 27ft = 675 sq ft

Private office - 10ft x 11ft = 110 sq ft

Total net internal area = 1,564 sq ft



SUMMARY

RENT	£16,500 per annum
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	£16,250
SMALL BUSINESS RATES RELIEF	For more information, please contact the local authority on 01977 727121.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	Awaiting assessment.



VIEWINGS & FURTHER INFORMATION



Lee Carnley

01924 291500

lee.carnley@vickerscarnley.co.uk



Isobel Smith

01924 291500

isobel.smith@vickerscarnley.co.uk

GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were updated February 2026 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.